

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐  
no ☒

Property Name: Church of the Annunciation Inventory Number: BA-3154  
Address: 5212 McCormick Avenue Historic district: ☐ yes ☒ no  
City: Baltimore Zip Code: 21206 County: Baltimore County  
USGS Quadrangle(s): Baltimore East  
Property Owner: His Eminence Lawrence Sheehan, Cardinal, Roman Catholic Tax Account ID Number: 1600003436  
Tax Map Parcel Number(s): 842 Tax Map Number: 89  
Project: Section 100: I-95, I-895(N) Split to North of MD 43 Agency: Maryland Transportation Authority  
Agency Prepared By: A.D. Marble & Company  
Preparer's Name: Stephanie Foell Date Prepared: 8/3/2004  
Documentation is presented in: See Key References List  
Preparer's Eligibility Recommendation: ☐ Eligibility recommended ☒ Eligibility not recommended  
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G  
*Complete if the property is a contributing or non-contributing resource to a NR district/property:*  
Name of the District/Property: \_\_\_\_\_  
Inventory Number: \_\_\_\_\_ Eligible: ☐ yes Listed: ☐ yes  
Site visit by MHT Staff ☐ yes ☒ no Name: \_\_\_\_\_ Date: \_\_\_\_\_

Description of Property and Justification: *(Please attach map and photo)*

**Architectural Description**

The brick residence at 5212 McCormick Avenue exhibits many elements of the Colonial Revival style imposed on an American-Foursquare building form. Two stories in height, the building is three bays wide and two rooms deep, and faces east. It has a square footprint with a small, single-story, shed-roof extension on its rear elevation. The red bricks are laid in English bond. The symmetrical façade is dominated by a single-story, full-width, hipped-roofed porch supported by evenly spaced Doric columns. The porch is reached by a short flight of concrete stairs with a metal railing. The central entrance contains a glazed door flanked by sidelights and topped by a rectangular transom contained in a segmental-arched architrave. Nine-over-nine, double-hung sash, replacement windows flank the entrance. Windows of identical configuration are found throughout the building, hung both singly and in pairs. Windows on the first level are contained in segmental-arched openings, while those on the second level are housed in simple rectangular openings. A cellar is located on the north elevation.

The hipped roof is covered with asphalt shingles and contains gable-roof dormers on the front and rear, and hipped-roofed dormers on the sides. These dormers appear to be later additions to the residence. Each dormer is clad in vinyl siding and contains a pair of one-over-one, double-hung, replacement windows. In an unusual configuration, a brick chimney rises from the rear dormer.

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended ☐ Eligibility not recommended ☒  
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

**MHT Comments:**

Sam T. [Signature]  
Reviewer, Office of Preservation Services

8/24/04

Date

[Signature]  
Reviewer, National Register Program

9/16/04

Date

A dentil course encircles the building at the cornice line.

A detached, concrete-block garage with a gable roof is located to the north of the residence. Evergreen foundation plantings are found on the front of the building, and elsewhere on the property, and a line of hardwood trees that appear to date to the period of construction of the residence lies to the south of the house. The residence is located on an 11-acre parcel of land that also contains a large, Modern-era church.

#### History/Significance

##### General Regional History

5212 McCormick Avenue is located in northeastern Baltimore County in the Rosedale neighborhood, which derives its name from William T. Smith's nearby nineteenth-century plantation of that name as shown on Griffith Morgan Hopkins's 1877 Atlas of Baltimore County, Map of the 12th District. In the eighteenth and nineteenth centuries, much of the area developed as a result of its proximity to Philadelphia Road, a major thoroughfare within the region. From the early years of settlement into the twentieth century, much of the land of this portion of Baltimore County was involved in small-scale farming.

##### Philadelphia Road

The area of Baltimore County that is now Rosedale developed largely as a result of its proximity to Philadelphia Road/Maryland Route 7, a road that originated as a Native American trail (Brooks and Rockel 1979:134). In 1729, the City of Baltimore was platted as a future port and commerce center. During that time, surveyors laid out the Philadelphia Road, linking Philadelphia, the New World's largest port city, with points south and west, including Baltimore.

The roadway's importance grew over time as interstate commerce became more prevalent. By the 1740s, commercial thoroughfares were being constructed to move farm produce, mill products, lime, and iron castings to the port city of Baltimore, and taverns and hotels sprang up along the Philadelphia Road. After several attempts to establish a turnpike, the Baltimore and Havre de Grace Turnpike Company received a charter to construct a toll road on the bed of the Philadelphia Road in 1814. The turnpike company initially enjoyed a period of prosperity. However, after only 20 years, railroads began offering intense competition (Hollifield 1978:81-82).

As Baltimore continued its expansion eastward, portions of the turnpike were ceded to the city. In 1888, Harford County assumed control of the turnpike contained within its boundaries. The end of the turnpike came in 1894, when Baltimore County assumed control of the remaining roadway within its jurisdiction.

During the twentieth century, traffic continued to increase on Philadelphia Road, particularly when automobiles became prevalent. Businesses arose along the former turnpike to serve the traveling public and many thought the road would continue to be the favored route for those traveling between Philadelphia and points south. However, in the late 1930s, the state held discussions regarding Works Progress Administration funds available for highway construction. A decision was made either to improve the existing Philadelphia Road, by then designated as Maryland Route 7, or construct a new roadway parallel to the old one. The businesses along the existing route fought to retain their source of business, but constructing a new, parallel road became the final decision, and work commenced on the new road, the Pulaski Highway, which eventually replaced Philadelphia Road as the primary thoroughfare through the area.

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## Agricultural Development in Northeastern Baltimore County

European settlement of northeastern Baltimore County likely began ca. 1660. Because of the costly and complex land grant process, many wealthy landowners purchased parcels of land in Baltimore County, viewing these holdings as either investments in the future or potential bequests for heirs. Even land that had been purchased remained vacant (Marks 2000:7).

Consequently, during the early eighteenth century, land patterns consisted of small settlements, trails, and wilderness. Small-scale farmers, woodcutters, and miners were the primary residents, not the structured society of the southern Maryland gentry. This trend continued into later centuries as farmers continued to cultivate smaller plots of land than their Southern, plantation-owning counterparts (Marks 2000:11).

Rosedale was originally part of an agricultural region. By the mid-nineteenth century, many landowning residents were either German, Polish, or Irish immigrants. Generally, farms were small in size and produced relatively minor amounts of what were known as "stoop crops," vegetables which required bending over to harvest. These included carrots, parsnips, beans, etc. These crops were either sold at markets throughout Baltimore City (usually the Belair Market, the closest to the area) or by the farmers themselves, a practice known as truck farming which was prevalent throughout the area. Also at this time, as greenhouses came into widespread use, this area of Baltimore County became an important center for the production of year-round cut flowers for weddings, funerals, and bouquets (McGrain 1990:17).

## Suburban Growth

Substantial suburban growth would not come to Rosedale until the 1950s. Following World War II, there was a housing shortage in the Baltimore area, and developers purchased many farms for housing developments. Returning war veterans took advantage of the Servicemen's Readjustment Act of 1944, commonly called the G.I. Bill of Rights, which provided guarantees on home mortgages. Furthermore, Americans' growing reliance on the automobile allowed a massive residential shift away from Baltimore to the suburbs. This change is particularly evident in portions of Rosedale, where new streets were laid out and small Minimal Traditional-style residences, common in the post-War years, are plentiful. Residential growth in this locality began in the 1950s and continued steadily over the following decades, with 75 percent of the 1990 extant housing units constructed between 1950 and 1979.

## The Colonial Revival Style

Colonial Revival style residences have a broad period of popularity in the United States, ranging from 1880 to 1955. Typical features of the Colonial Revival style include an emphasis on the front entrance, doors with sidelight and fanlights, symmetrical facades, and windows with multi-pane sashes often hung in pairs. The most popular form of the style was the hipped roof with a full-width porch as exemplified in the residence at 5212 McCormick Avenue. This form accounts for nearly one-third of the Colonial Revival residences built prior to 1915 (McAlester and McAlester 1984:321).

The Colonial Revival style was a result of the interest in the early English and Dutch houses constructed by the New World's first settlers. Interpretations of the earlier Georgian and Adam styles were the most common manifestations of this recurring interest which resulted from the United States' centennial, and interpretations of these early buildings tended to be loose and eclectic, rather than historically accurate attempts to replicate the past (McAlester and McAlester 1984:324).

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## The American Foursquare

Residences—often simple I-house or American Foursquare forms—were commonly constructed as the farmhouses or tenant-farmer residences for many small-scale farms throughout Maryland. American Foursquares were also an early suburban house form.

Essentially a subtype of the Prairie style of building, American Foursquares commonly have hipped or pyramidal roofs, and are symmetrical, although entrances, which are located on the front façades, may be off center. This was one of the earliest forms of Prairie-style architecture and was the most common vernacular version. Vernacular examples often feature hipped dormers and single-story, full-width porches (McAlester and McAlester 1984:439).

## Determination of Eligibility

The residence at 5212 McCormick Avenue was constructed ca. 1910. Because of the popularity of the Colonial Revival style and the American Foursquare form, buildings with similar architectural characteristics are commonly seen throughout the United States.

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of significant persons in or past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded or may be likely to yield, information important in history or prehistory.

The building at 5212 McCormick Avenue is not eligible for individual listing in the National Register of Historic Places. Under National Register Criterion A, it is not associated with an event that has made a significant contribution to the history of the region, state, or nation. Research has not uncovered associations with prominent people which would make the property eligible under Criterion B.

The residence at 5212 McCormick Avenue is also not eligible under Criterion C as an example of an American Foursquare or Colonial Revival style residence. Although the building is well maintained, it has suffered a loss of integrity with the replacement of its original windows, the addition of dormers, and the nearby intrusion of Interstate 95. Directly to the north on the same parcel of land is the Church of the Annunciation, a large, Modern-era church building with a vast paved parking lot. The presence of the recently constructed church greatly detracts from the integrity of the site.

Residences with many of the characteristics displayed at 5212 McCormick Avenue are common throughout Maryland, and there are numerous other examples with higher levels of integrity—particularly integrity of setting and materials—within Baltimore County. The property was not evaluated for significance under Criterion D.

## Key References

Bromley, George W. and Walter A.  
1915 Atlas of Baltimore County Maryland. G.W. Bromley & Company. Philadelphia, Pennsylvania.

## MARYLAND HISTORICAL TRUST REVIEW

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Church of the Annunciation

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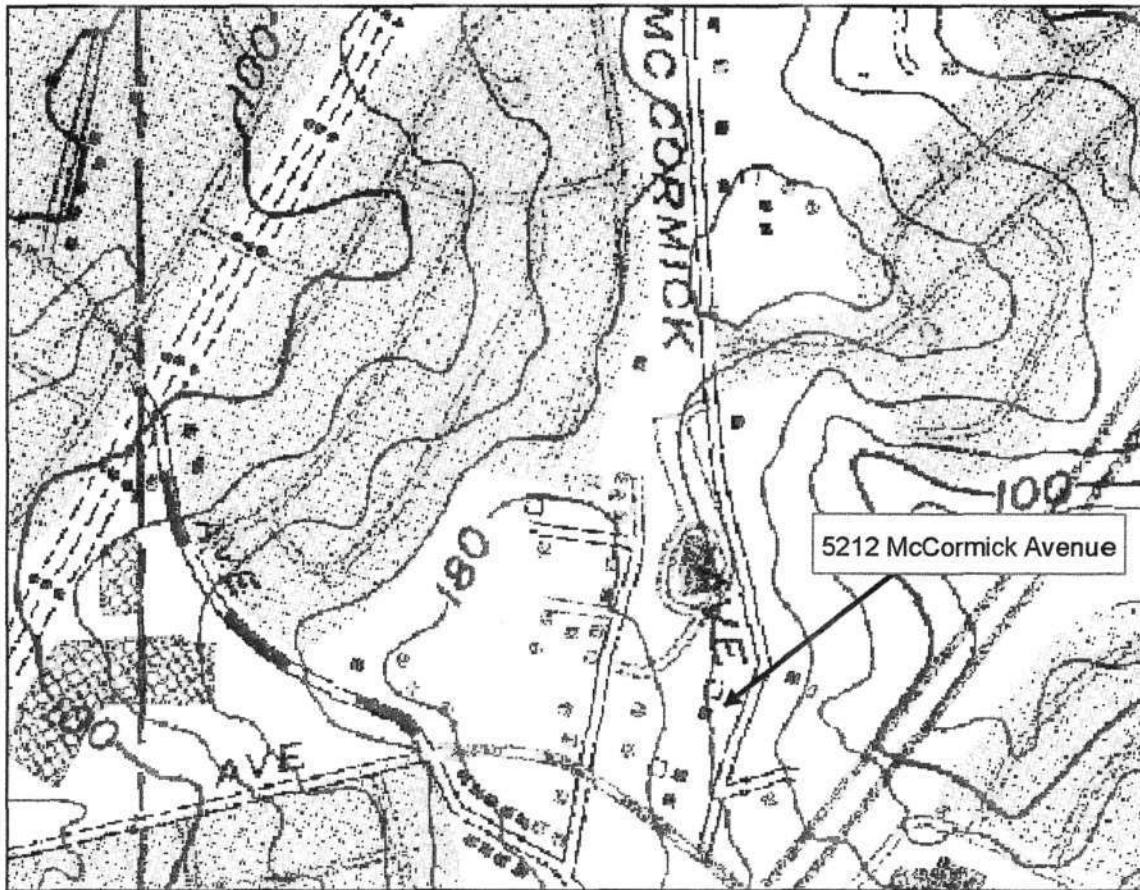
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**Resource Location Map**

**Section 100: I-95, I-895 (N) Split to North of MD 43**

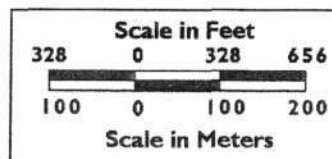
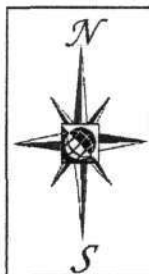
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**CHURCH OF THE ANNUNCIATION**

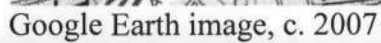


Map Source: USGS Topographic Quadrangle, Baltimore East, MD

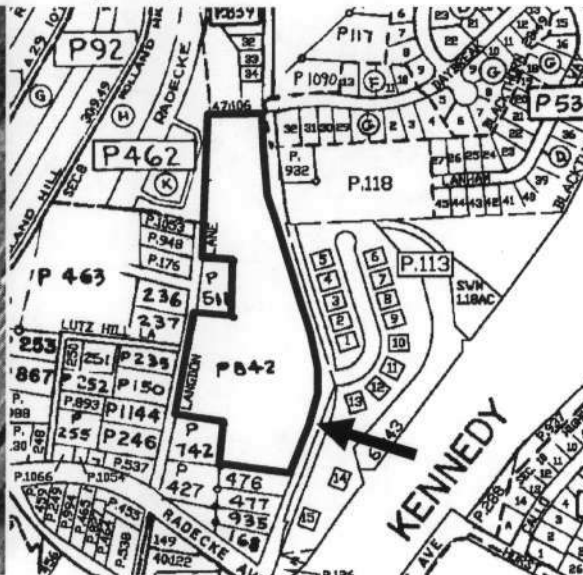
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Church of the Annunciation Foursquare  
5212 McCormick Avenue, Raspeburg  
Baltimore East quadrangle



Tax Map 89, p. 842







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5212 McCormick Ave.

Baltimore County, MD

S. Foell

10/2003

MD SHPO

East & North facades.

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